

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner I

**SUBJECT:** Site Plan, SP 4-6-03 Orange Park, 7921 S.W. 45<sup>th</sup> Street  
Generally located at the Northwest corner of South University Drive and Orange Drive.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** SP 4-6-03 Orange Park Office Building

**REPORT IN BRIEF:** The Orange Park Development is a 36.08 acre office/commercial plan on the "Spielman-Margolis Plat". On December 15, 1998, Broward County approved "Spielman-Margolis Replat", which required construction to start on site within five (5) years from the date of approval. As a result, the applicant submitted a site plan into the Town of Davie to begin the initial phase of the Orange Park Development which consists of a new office shell building.

The general location of the Orange Park office building is on the northwest corner of South University Drive and Orange Drive. The applicant also proposes to demolish and remove two existing one-story residential structures from the site and rebuild an office building on one of the residential footprints.

This traditional Florida designed office building shall consists of 2,849 sq. ft. and features outdoor porches, metal roofs, soft tone colors, and trimmed delicate lighting details. In addition, the site will have adequate outdoor parking, patio areas, sufficient pedestrian access, a dumpster enclosure, and landscaping.

Access to the site is via a 44' opening at the northeast boundary of the project site connecting to 24' main access road, which then connects to South University Drive.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the July 23, 2003, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report; (Motion carried 5-0).

Site Plan Committee recommended approval of the request; however they wanted their concerns addressed, through a revised site plan, prior to Town Council consideration. Their concerns are as followed:

1. That the circulation plan shown on the architectural and engineering both match;
2. That a two-way drive be provided around the parking area;
3. That the existing fence be fixed or removed if it belongs to the applicant;
4. And if keeping any portion of the existing house, it should be shown on the site plan and floor plan.

***Note:** The applicant has revised the plans to reflect the Site Plan Committee recommendations.*

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

**Owner:**

**Name:** David Margolis and Stanley Spielman  
**Address:** 141 N.W. 20<sup>th</sup> Street, Suite G-122  
**City:** Boca Raton Florida 33314  
**Phone:** (561) 338-3426  
**Fax:** (561) 338-9865

**Agent:**

**Name:** Margolis Enterprise  
**Address:** 141 N.W. 20<sup>th</sup> Street, Suite G-122  
**City:** Boca Raton, FL 33431  
**Phone:** (561) 338-3426  
**Fax:** (561) 338-9865

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** The applicant is requesting site plan approval for the Orange Park office building. The applicant also proposes to demolish and remove two existing one-story residential structures from the site and rebuild an office building on one of the residential footprints. This traditional Florida designed office building shall consists of 2,849 sq. ft. which features outdoor porches, metal roofs, soft tone colors, and trimmed delicate lighting details. In addition, the site will have adequate outdoor parking, patio areas, sufficient pedestrian access, a dumpster enclosure, and lush landscaping.

**Address/Location:** 7921 S.W. 45<sup>th</sup> Street, Davie, Florida 33314

**Future Land Use Plan Designation:**

The existing land use designation is Commercial on the Town of Davie Future Land Use Plan Map and Commercial on the Broward County Land Use Plan Map.

**Zoning:** B-2 (Community Business)

**Existing/Proposed Use:** Existing Residential Home/One-Story 2,849 Sq. Ft. Office Building

**Parcel Size:** Overall Parent Parcel – 36.08 Acres (1,571,481 Sq. Ft.)  
Subject Site Parcel – 1.75 acres (76,335 Sq. Ft.)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Rolling Hills	Residential (3.5 DU/ AC)
<b>South:</b>	Town Plaza at Davie	Commercial
<b>East:</b>	Retail and Restaurants	Commercial
<b>West:</b>	Alpine Woods	Residential (5 DU/ AC)
	<b><u>Surrounding Zoning:</u></b>	
<b>North:</b>	R-5 District, Low Medium Density Dwelling	
<b>South:</b>	B-2 District, Community Business, CF, Community Facilities	
<b>East:</b>	B-1 & B-2 Districts, Neighborhood Business and Community Business	
<b>West:</b>	R-5 & PRD-5 Districts, Low Medium Density Dwelling and Planned Residential	

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### **Zoning History**

#### **Related Zoning History:**

Developer's Agreement: The 'Settlement Agreement' was approved in October 1989. The Margolis settlement agreement vested the developer to the Land Development Code in effect in 1989 with additional modifications as specified in said agreement.

#### **Previous Requests on same property:**

*Plat Request:* Resolution R 94-227 was approved on July 20, 1994 for installation of required improvements.

*Replat:* Town Council approved the Spielman-Margolis Replat (Plat Book 168, Page 46) on October 18, 1995 by Resolution 95-287.

*Delegation Request:* Resolution R 99-92 was approved on March 16, 1999 to revise access openings for the Margolis Plat. This plat has an expiration date of December 15, 2003.

*Delegation Request:* DG 7-3-03 was tabled by Town Council on August 6, 2003, and is scheduled concurrently with the Site Plan request.

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### **Application Details**

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant is requesting a site plan approval for a site which consists of 1.75 acres (76,335 sq. ft.) and two existing residential homes, generally located on the northwest corner of South University Drive and Orange Drive. The applicant plans to renovate one of residential homes into a future 2,849 sq. ft. office shell building with landscaped outdoor parking. In addition, the other existing one-story residential home on the subject site is to be demolished, which in turn will achieve a new, fresh, and clean look to this commercial property.

The subject site is designed with an emphasis on pedestrian movement or flow throughout the property with the use of sidewalks accessing both South University Drive and Orange Drive. In addition to the sidewalks, the applicant has proposed architectural designed patios to be placed

on the north and south side of the office, which will provide pedestrians welcoming entrances into the building.

2. *Buildings:* The proposed office building architecture is consistent with the natural features and environment. The style is derived from the classical traditional South Florida Architecture, which features outdoor porches, metal roofs, soft tone colors, and trimmed delicate lighting details.

The proposed office building is characterized with a "V" style stucco control joints at the base of the east and west elevations. Decorative wall mounted light fixtures rest between clear aluminum fixed grey-tinted storefront windows, while natural forest green canvas awning are introduced on the east and west elevations.

Projecting structural canopies located on the north and south of the office building are supported by smooth stucco columns. White painted wood accent trim is placed underneath the grey-mirage colored, hipped standing seam metal roof, which shall conceals all mechanical equipment.

3. *Main Access:* Off-site road improvements are necessary for entrance into proposed site. The applicant is proposing the addition of a deceleration off South University Drive. The proposed deceleration lane will turn off into a 24' main access route which bends south into the site.
4. *Access and Parking:* Access is via a 44' opening at the northeast boundary of the site, which then leads into two-way parking isles. Provided are fourteen (14) parking spaces including one (1) handicapped space, for a total of 15 spaces on site.
5. *Landscaping:* The site plan shows 43,977 square feet (1.01 acres) or 58% open space (30% required) for the overall site. The perimeter buffer will be planted with Schefflera Arboricola, Silver Buttonwood, Royal Palms, Oleanders, Live Oak, Mahogany, Coco Plum, Pink Tabebuia, Hong Kong Orchids, and Sabal Palms. The theme at the entrance point consists of Royal Palm, Oleanders and Schefflera Arboricola.
6. *Drainage:* The subject property lies within the Central Broward Water Control District (CBWCD). Approval from the CBWCD shall be obtained prior to issuance of any site development permit.

The site plan illustrates two lakes on the subject property. Lake 1, generally located on the southeast corner of the interior property line shall be filled under permit no. DF01-1204 approved by the Department of Environmental Protection. The remaining portion of Lake 1 which is situated outside of the property line in the right of way will be filled after applicant obtains all additional required permits. Lake 2, generally located on the northwest corner of the subject site shall remain.

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### Significant Development Review Agency Comments

All agency comments have been satisfied.

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### **Applicable Codes and Ordinances**

The effective code of ordinance governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

### **Applicable Goals, Objectives & Policies:**

*Policy 7-1:* The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

*Policy 7-4:* Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Map as commercial corridors should be limited to the intersection of two arterials land or arterials and interstates. Consistent with Policy 7-1 vacant land with such access shall be evaluated for potential

*Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Staff Analysis/Findings of Fact**

The Town of Davie Planning and Zoning Division find's the Orange Park office building to be in conformance with all applicable Codes and Ordinances. The Orange Park office building will improve surrounding area including the west entry into the Griffin Corridor (Node District). In addition, the Orange Park Development will esthetically enhance the existing congested intersection area at South University Drive and Orange Drive.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Town Council and the Site Plan Committee for further consideration.

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### **Site Plan Committee Recommendation**

Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report; that the circulation plan shown on the architectural and engineering both match; that a two-way drive be provided around the parking area; that the existing fence be fixed or removed if it belongs to the applicant; and if keeping any portion of the existing house, it should be shown on the site plan and floor plan. Motion carried 5-0.

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### **Exhibits**

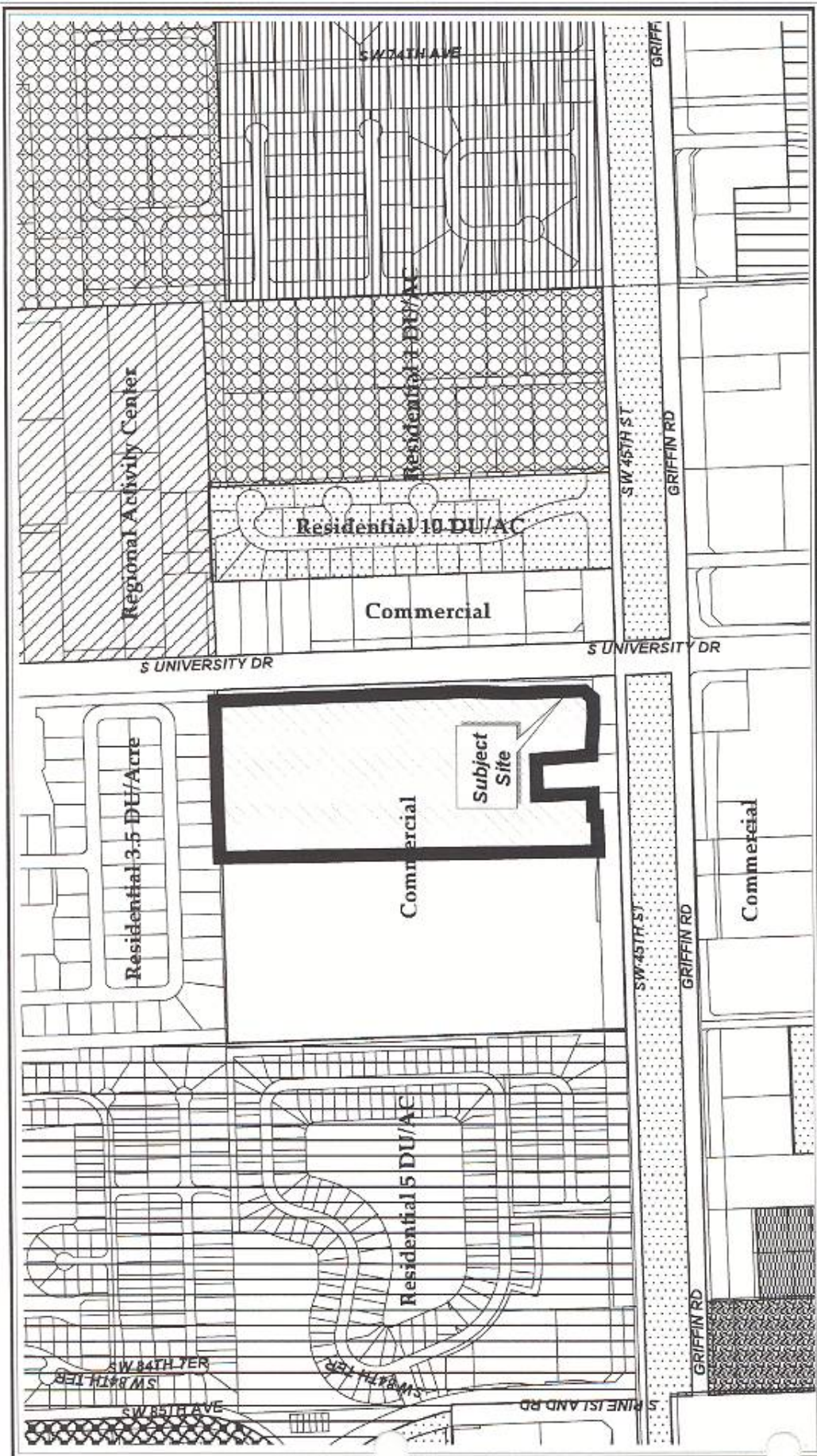
1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

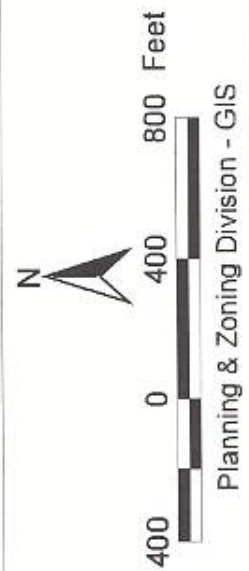






# **SITE PLAN** **SP 4-6-03** **Future Land Use Map**

Prepared By: D.M.A.  
 Date Prepared: 07-08-03







# **SITE PLAN** **SP 4-6-03** **Zoning and Aerial Map**

Prepared By: D.M.A.  
 Date Prepared: 07-08-03

